

It is further agreed that the party of the first part shall not be held liable for damage to the property of the parties of the second part, caused by leaks in the roof or damages in any other way, unless the party of the first part fails to repair or make an effort to repair the cause of said injury or damage within a reasonable time after notice in writing from the parties of the second part requesting same.

It is further agreed that the parties of the second part shall not sublet said premises or any part thereof, nor assign this lease for the whole or any part of the period covered thereby, without the written consent of the party of the first part.

It is further agreed that if any rent be due and not paid within fifteen days from the time the same become due and payable, or if default be made in any of the covenants herein contained, such failure to pay and such default, or in either event, this lease shall cease and determine at the option of the party of the first part, it being expressly agreed that any extension of time of payment or omission of the party of the first part to declare the said lease at an end, shall not preclude him from any other subsequent time declaring the said lease at an end upon a failure of payment being made or covenant kept by the parties of the second part, but that such right may be exercised in reference to any failure of payment or covenant breached whensoever the same may occur and without any reference of action or want of action theretofore taken by the party of the first part.

Upon the party of the first part under any of the said conditions declaring this lease at an end, the right is hereby given him to reenter and take possession of said premises without suit or process and remove all parties therefrom.

And the parties of the second part covenant to pay the rent in the amounts and at the times herein stated, keep all other covenants herein expresses, and at the expiration of said term, or other determination of this lease, to quit and surrender the premises hereby denised in as good state and condition as reasonable use and wear thereof will permit.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written, binding themselves, their heirs, executors and administrators firmly by these presents.

Signed, sealed and delivered

in the presence of:

Luther McBee,

L.Y. Smith.
As to J.H. Morgan.

Horace D. Johnson,

Roy D. Williams.
As to R.H. Stewart and T.W. Jones.

J.H. Morgan (Seal)

R.H. Stewart (Seal)

T.W. Jones (Seal)

State of South Carolina,
County of Greenville.

Personally comes before me Luther McBee and makes oath that he saw the within named J.H.-Morgan, sign, seal and as his act and deed deliver the foregoing lease and that he together with L.Y. Smith witnessed the same.

Sworn to and subscribed before me December 16th, 1925.

W.B. Boyd (Seal)

Notary Public for South Carolina.

Luther McBee (Seal)

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State of South Carolina,
County of Greenville.

Personally comes before me Horace D. Johnson and makes oath that he together with Roy D. Williams saw the within named R.H. Stewart and T.W. Jones, sign, seal and as their act and deed deliver the foregoing lease and witnessed the same.

Sworn to and subscribed before me December 16th, 1925.

W.B. Boyd (Seal)

Notary Public for South Carolina.

Horace D. Johnson (Seal)



Recorded December 17th, 1925 at 2:50 P.M.

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